## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

Site Area:



#### A. ADMINISTRATIVE REPORT & DECISION **DECISION:** APPROVED APPROVED SUBJECT TO CONDITIONS **DENIED REPORT DATE:** June 17, 2016 Sidhu Short Plat **Project Name:** Sidhu Harminder, 10618 SE 240th St, Suite 203, Kent, WA 98031 Owner/Applicant: Mark X. Plog, Plog Consulting, 5628 Airport Way S #144, Seattle, WA 98108 Contact: LUA15-000558, ECF, SHPL-A, MOD File Number: Clark H. Close, Senior Planner Project Manager: The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review **Project Summary:** and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland. 223 S 19th St (APN's 7222000511 and 7222000512) Project Location:



28,500 SF (0.65 acres)

**Project Location Map** 

Page 2 of 22

#### B. EXHIBITS:

Exhibit 1-15:

As shown in the SEPA Environmental Review Report

Exhibit 16:

**Renton School District Capacity** 

Exhibit 17:

**Street Modification Request** 

Exhibit 18:

Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes

Exhibit 19:

CI-73 (Revised) Residential Building Height

#### C. GENERAL INFORMATION:

1. Owner(s) of Record:

Sidhu Harminder, 10618 SE 240th St, Suite 203,

Kent, WA 98031

2. Zoning Classification:

Residential – 6 du/ac (R-6)

3. Comprehensive Plan Land Use Designation:

Residential Medium Density (RMD)

4. Existing Site Use:

One single-family home at 223 S 19th St

5. Critical Areas:

Protected Slopes, High Erosion and High Landslide

Hazards

#### 6. Neighborhood Characteristics:

a. North:

Residential Medium Density (RMD) Comprehensive Plan Land Use Designation;

Residential-6 DU/AC (R-6) zone

b. East:

Residential Medium Density (RMD) Comprehensive Plan Land Use Designation;

Residential-6 DU/AC (R-6) zone

c. South:

Residential Medium Density (RMD) Comprehensive Plan Land Use Designation;

Residential-6 DU/AC (R-6) zone

d. West:

Residential Low Density (RLD) Comprehensive Plan Land Use Designation;

Residential-1 DU/AC (R-1) zone

6. Site Area:

28,500 SF (0.65 acres)

#### D. HISTORICAL/BACKGROUND:

<u>Action</u>	Land Use File No.	Ordinance No.	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation (Barei)	A-56-002	1547	06/07/1956
Plat No. 2 of Renton Co-Op Coal Company's	N/A	N/A	07/18/1898

#### E. PUBLIC SERVICES:

#### 1. Existing Utilities

a. <u>Water</u>: Water service will be provided by the City of Renton. There is an existing 8-inch water main in S 19th St.

Page 3 of 22

- b. <u>Sewer</u>: Sewer service will be provided by the City of Renton. There is an existing 8-inch sewer main extended on front of the property on S 19th St.
- c. Surface/Storm Water: There is an existing storm water conveyance system in S 19th St.
- **2. Streets:** There are no frontage improvements (curb, gutter, planter strip or sidewalk) on S 19th St and Lake Ave S is unimproved right-of-way.
- 3. Fire Protection: City of Renton Police and Fire Departments would provide service.
- 4. Schools: The site is within the Renton School District.

#### F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

#### 1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table Uses Allowed in Zoning Designations
- c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
- d. Section 4-2-115: Residential Design and Open Space Standards

#### 2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations
- 3. Chapter 4 City-Wide Property Development Standards

#### 4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. Section 4-6-060: Street Standards

#### 5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-080: Detailed Procedures for Subdivision
- c. Section 4-7-120: Compatibility with Existing Land Use and Plan General Requirements and Minimum Standards
- d. Section 4-7-150: Streets General Requirements and Minimum Standards
- e. Section 4-7-160: Residential Blocks General Requirements and Minimum Standards
- f. Section 4-7-170: Residential Lots General Requirements and Minimum Standards

#### 6. Chapter 9 Permits - Specific

- a. Section 4-9-070: Environmental Review Procedures
- b. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

#### 7. Chapter 11 Definitions

#### G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

#### H. FINDINGS OF FACT (FOF):

- 1. The project proponent is requesting approval of a 3-lot short plat and a street modification for the construction suitable for development with single-family residential structures.
- 2. The 28,500 square feet (0.65 acres) site is located at 223 S 19th St and consists of two (2) parcels (Parcel Numbers 7222000512 and 7222000511; Exhibits 2-3).

Page 4 of 22

- 3. One single-family home is located on Lot 1, the eastern most parcel, of the proposed three lot short plat.
- 4. The project site is currently developed with a single family residence with associated out-buildings. The parcel also includes landscaped lawn areas surrounding the home and a paved driveway.
- 5. The project would have a density of 5.15 dwelling units per net acre.
- 6. The Planning Division of the City of Renton accepted the above master application for review on July 20, 2015 and determined the application complete on July 24, 2015. The project was placed on-hold on August 27, 2015 to receive additional information. The project was taken off hold on June 2, 2016. Including the on-hold process, the project complies with the 120-day review period.
- 7. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation, which is implemented by the R-6 zone.
- 8. The site is located within the Residential-6 Dwelling Units per Net Acre (R-6) zoning classification.
- 9. The surrounding development and uses include single family residences.
- 10. Access to the site would be provided from S 19th St.
- 11. There are approximately 22 healthy trees located onsite of which the applicant is proposing to retain a total of 13 trees.
- 12. The site is located within a High Erosion Hazard area and High Landslide Hazard Area. The site also contains areas of sensitive and protected slopes onsite.
- 13. Staff received no public or agency comments.
- 14. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on June 13, 2016 the Environmental Review Committee issued a Determination of Non-Significance (DNS-M) with six (6) mitigation measures (*Exhibit 18*). The applicant would be required to comply with the mitigation measures as specified in the DNS-M.
- 15. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 15*).
- 16. Comprehensive Plan Compliance: The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
<b>/</b>	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
V	<b>Goal L-I:</b> Utilize multiple strategies to accommodate residential growth, including: Development of new single-family neighborhoods on large tracts of land outside the City Center.
~	<b>Policy L-29:</b> Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.

Page 5 of 22

1	<b>Policy L-35:</b> Ensure buildings, roads, and other features are located on less sensitive portions of a site when sensitive areas are present.
V	<b>Policy L-37:</b> Land uses in areas subject to flooding, seismic, geologic, and coal mine hazards should be designed to prevent property damage and environmental degradation before, during, and after construction.
1	<b>Policy L-49:</b> Address privacy and quality of life for existing residents by considering scale and context in infill project design.
V	<b>Policy L-56:</b> Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City's identity, preserve property values, and visually define the community and neighborhoods.

17. **Zoning Development Standard Compliance:** The site is classified Residential-6 (R-6) on the City's Zoning Map. Development in the R-6 zone is intended to be single family residential at moderate density. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-6 Zone Develo	R-6 Zone Develop Standards and Analysis			
	<b>Density:</b> The density range permitted in the R-6 zone is a minimum 3.0 up to a maximum of 6.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.				
<b>/</b>	<u>Staff Comment</u> : The allowed density range in the R-6 zone is a maximum of 6.0 dwelling units per net acre. There is also a minimum density of 3 dwelling units per net acre. After subtracting 3,120 square feet for critical areas, the net square footage of the site is 25,380 square feet (0.583 net acres). The 3-lot proposal would arrive at a net density of 5.15 dwelling units per net acre (3 lots / 0.583 acres = du/ac), which falls within the permitted density range for the R-6 zone.				
	minimum lot wid depth of 90 feet	Ith of 60 feet is requir is requir	•	5 zone is 7,000 sq. ft. A lots) and a minimum lot ensions for Lots 1-3	
	Proposed Lots	<u>Lot Size</u>	Lot Depth	Lot Width	
	110poscu Lots	7,000 SF minimum	90 feet minimum	60 feet required	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		(70 feet corner lots)	
Compliant if	Lot 1	10,467 SF	150 feet	70 feet	
condition of	Lot 2	8,886 SF	150 feet	60 feet	
approval is	Lot 3 9,147 SF 150 feet 60 feet				
met	190 feet along S would be consider and west (Lake of dimensions, the property frontag 60 feet (60'), and that the applica	in 19th St. Lots 1 and a ered a corner lot with Ave S) of the parcel. applicant would be es of S 19th St to the A Lot 3 – 70 feet (70'). Int revise and resubn	2 would be considered right-of-way located Therefore, in order to required to revise the following widths: Lot Staff recommends, as nit a lot layout plan	treet frontage length of d interior lots and Lot 3 to the north (S 19th St) meet the minimum lot le lot width across the 1 – 60 feet (60'), Lot 2 – a condition of approval, that is consistent with t layout plan shall be	

Page 6 of 22

submitted to and approved by the City of Renton Project Manager prior to construction permit approval.

Additionally, staff recommends, as a condition of approval, that Lots 2 & 3 utilize a shared curb cut approach and driveway to access S 19th St. In addition, a separate modification would be required to allow a deviation from the required 5-foot driveway offset requirement from the property lines to satisfy this recommended condition.

**Setbacks:** The required setbacks in the R-6 zone are as follows: front yard is 25 feet, side yard is combined 15 feet with not less than 5 feet on either side, side yard along the street 25 feet, and the rear yard is 25 feet.

<u>Staff Comment</u>: The minimum front yard and rear yard setbacks in the R-6 zone are 25 feet; the minimum side yard setback is a combined 15 feet with not less than 5 feet on either side; and the minimum side yard setback along a street is 25 feet.

The site contains a steep slope within the western tax parcel and along the top of the westerly facing slope descending away from the property (Exhibit 4). The site is designated as having potential for erosion hazard, landslide hazard, and steep slope hazard. Coal mine hazards are also located near the site. The applicant submitted an Updated Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated March 11, 2016; Exhibit 10), which addresses the site's critical area. According to the study, the geotechnical engineer is recommending a minimum buffer of 10 feet from the top of any site steep slope in excess of 40 percent (40%). Additionally, RMC 4-3-050G.2 requires a 15-foot structure setback beyond the critical area buffer. No critical areas tracts have been proposed. The detailed site plan would be required to identify the 15-foot structure setback from the top of the required protected slopes.

#### Compliance not yet demonstrated

The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed and verified at the time of building permit review. If the existing single family home is retained on Lot 1 it would be required to comply with the setback requirements of the R-6 zone following a revision to the lot width. Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to any property line. Uncovered steps and decks having no roof covering and not exceeding forty two inches (42") high may be built within the front yard setback.

The proposed lots are oriented so that the front yards, of all the lots, would face north towards S 19th St. Proposed Lots 2 and 3 appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review. In addition to complying with the setbacks of the R-6 zone, the new dwelling units would be subject to RMC 4-2-115 Residential Design Standards.

**Building Standards:** The R-6 zone has a maximum building coverage of 40% and a maximum impervious surface coverage of 55%. A Code Interpretation (CI-73) (*Exhibit 19*) was adopted regarding building height requirements. In the R-6 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Nonexempt vertical projections (e.g., decks, railings, etc.) shall not extend above the

/

Page 7 of 22

maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height.

Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.

<u>Staff Comment</u>: The site contains one (1) existing single-family home. The existing single family home appears to comply with the building standards of the R-6 zone. In order to comply with the submitted TIR, Lots 1 & 2 of the proposed short plat would be restricted to 3,100 SF of new impervious area. Building height, building coverage, and impervious surface coverage for new single family residences would be verified at the time of building permit review.

# Compliant if condition of approval is

met

Landscaping: The City's landscape regulations require a 10-foot landscape strip along all public street frontages, with the exception of areas for required walkways and driveways (RMC 4-4-070). Such landscaping shall include a mixture of trees, shrubs, and ground cover as approved by the Department of Community and Economic Development. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.

<u>Staff Comment</u>: Landscaping is required for all subdivisions, including short plats. A detailed landscape plan must be approved prior to issuance of street or utility construction permits.

The applicant has submitted a conceptual landscape plan (Exhibit 6) including three (3) street trees on S 19th St. Street trees shall be species that achieve a small height due to overhead utilities. No other landscaping has been identified. Staff recommends that the applicant be required to revise the Landscape Plan to show a minimum of 10 feet of on-site landscaping along the public street frontages of Lots 1, 2 and 3. The revised landscaping plan shall be submitted for review and approval by the Current Planning Project Manager prior to recording of the short plat.

# Compliant if condition of approval is met

**Tree Retention:** The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.

Significant trees shall be retained in the following priority order:

Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.

Priority Two: Healthy tree groupings whose associated undergrowth can be

Page 8 of 22

preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.

Staff Comment: The applicant provided an Arborist Report prepared by Tree Solutions Inc. (dated May 12, 2015; Exhibit 13) and a Tree Retention Worksheet. The Arborist Report states that the primary tree species found on the site was Bigleaf maple, six of which are classified as a Landmark tree (trees 30 inches or greater in diameter). In general the trees were found by the arborist to be in good health and structure. Trees 25, 35, 40, and 43 of the report were found to have poor health and/or structure. Each of these trees is in a state of decline and has significant trunk failure. Trees 25 and 40 are considered landmark trees. The surveyed trees range in size from 5.5 inches to 52 inches as measured at DSH (Diameter Standard Height). The total of 26 trees were inventoried and assessed on both of the parcels. A total of nine (9) trees within the two existing parcels are proposed for removal. There were six (6) additional trees surveyed in public streets or neighboring parcels. The summary of trees is provided in the Arborist Report.

There are 22 healthy significant trees in the buildable area of the site. The applicant is required to retain 30 percent (30%) of the trees located onsite that are not located within critical areas, proposed rights-of-way, and access easements. Therefore, the applicant would be required to retain at least 7 trees to meet the 30% tree retention requirement. The applicant has proposed to retain 13 of the trees onsite, thereby complying with Tree Retention requirements of the code (Exhibit 5). The applicant would be responsible for meeting the tree retention and land clearing regulations of Renton's Municipal Code RMC 4-4-130.

During construction, trees required to be retained (i.e., protected trees), would be required to erect and maintain a six-foot-high chain link temporary construction fence around the drip line of any tree to be retained.

#### Compliant if condition of approval is met

**Parking:** Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.

Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.

<u>Staff Comment</u>: Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. This is typically achieved by providing a two (2) car garage for each single family home. Compliance with individual driveway

Page 9 of 22

requirements for the new lots would be reviewed at the time of building permit review.

The existing and proposed configuration of the parcels would front load from S 19th St. The applicant is proposing up to a 19.84% driveway slope to serve the existing single family home at 223 S 19th St. Staff recommends, as a condition of approval, that the existing driveway to the single family home on Lot 1 be retrofitted to not exceed fifteen percent (15%) grade from S 19th St to the front of the garage.

**Fences and Retaining Walls:** In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.

There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.

## Compliant if condition of approval is met

<u>Staff Comment</u>: The site topography is relatively level within the proximity of the existing residence and descends thereabout to the west. The total elevation change was estimated by the geotechnical engineer to be on the order of 60 feet or less. Due to the uncontrolled dumping, there are only two areas on the site where the slopes exceed forty percent (40%). The protected slopes (a hillside, or portion thereof, with an average slope of forty percent (40%) or greater grade and having a minimum vertical rise of fifteen feet (15')) on the site represent approximately 3,120 square feet, representing roughly 11% of the subject site.

The proposal includes an existing concrete retaining wall within S 19th St. Staff recommends, as a condition of approval, that the existing retaining wall be relocated outside of the public right-of-way along S 19th St. Any new retaining walls shall comply with RMC 4-4-040.

18. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-6 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

#### **Lot Configuration:** One of the following is required:

- 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or
- Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or
  - 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.

<u>Staff Comment</u>: It appears from the proposed plan that option #1, above, could meet the lot configuration requirement if all conditions of approval are met. Compliance would be demonstrated when the final plat layout is submitted with the construction permit.

# Compliant if condition of approval is met

Page 10 of 22

	Garages: One of the following is required; the garage is:
	<ol> <li>Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> </ol>
	<ol> <li>Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> </ol>
	3. Alley accessed, or
Compliance not yet	<ol> <li>Located so that the entry does not face a public and/or private street or an access easement, or</li> </ol>
demonstrated	<ol><li>Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li></ol>
	6. Detached.
,	The portion of the garage wider than twenty-six feet (26') across the front shall be set back at least two feet (2').
	Staff Comment: Building plans, which would be used to determine visual impact of garages, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
	Primary Entry: One of the following is required:
	<ol> <li>Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> </ol>
Compliance not yet	<ol> <li>Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol>
demonstrated	Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.
	<u>Staff Comment</u> : Building designs, which would be used to evaluate design of entrances, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
	Façade Modulation: One of the following is required:
Compliance	<ol> <li>An offset of at least one story that is at least ten feet (10') wide and two feet</li> <li>(2') in depth on facades visible from the street, or</li> </ol>
not yet demonstrated	<ol><li>At least two feet (2') offset of second story from first story on one street facing facade.</li></ol>
	Staff Comment: Building designs, which would be used to evaluate façade modulation, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
Compliance	Windows and Doors: Windows and doors shall constitute twenty-five percent (25%)
not yet demonstrated	of all facades facing street frontage or public spaces. <u>Staff Comment</u> : Building designs, which would be used to evaluate design of windows and doors, have not been submitted. Compliance for this standard would be

Page 11 of 22

	verified at the time of building permit review (compliance not yet demonstrated).
	Scale, Bulk, and Character: A variety of elevations and models that demonstrate a variety of floor plans, home sizes, and character shall be used.
	Additionally, both of the following are required:
Compliance not yet demonstrated	A minimum of three (3) differing home models for each ten (10) contiguous abutting homes, and
demonstrated	2. Abutting houses must have differing architectural elevations.
	<u>Staff Comment</u> : Building designs, which would be used to evaluate scale, bulk and character, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
	Roofs: One of the following is required for all development:
	Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or
Compliance not yet	2. Shed roof.
demonstrated	Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.
	Staff Comment: Building designs, which would be used to evaluate design of roofs, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
	Eaves: Both of the following are required:
Compliance	<ol> <li>Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> </ol>
not yet demonstrated	Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.
	Staff Comment: Building designs, which would be used to evaluate design of eaves, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).
Compliance not yet demonstrated	<b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.
	Additionally, one of the following is required:
	1. Three and one half inch (3 ½") minimum trim surrounds all windows and details all doors, or
	2. A combination of shutters and three and one half inches (3 ½") minimum trim details all windows, and three and one half inches (3 ½") minimum trim details all doors.
	Staff Comment: Building designs, which would be used to evaluate architectural detailing, have not been submitted. Compliance for this standard would be verified at

Page 12 of 22

	the time of building permit review (compliance not yet demonstrated).			
	Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.			
	Additionally, one of the following is required:			
Compliance	A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or			
not yet demonstrated	2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty-four inches (24").			
	Staff Comment: Building designs, which would be used to evaluate materials and color, have not been submitted. Compliance for this standard would be verified at the time of building permit review (compliance not yet demonstrated).			

19. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

	Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.  A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.
Compliant if condition of approval is met	Staff Comment: The site is located within a High Erosion Hazard area and High Landslide Hazard Area. The site also contains areas of sensitive and protected slopes onsite. Based on the Geotechnical Report (field observations and laboratory testing) the site generally has low (east) to moderate (west) susceptibility to landslide activity and new construction would not increase the susceptibility for landslide activity. The relative density and consistency of native site soils at depth, the absence of excessive soil disturbance within native deposits were the primary bases for this interpretation. Therefore, staff recommends a mitigation measure requiring the applicant record the geologic risks of the site development on the recorded short plat. In addition, staff is recommending that no vegetation in the protected slope areas be cut down or otherwise removed during construction of the short plat improvements, other than those directly tied to the construction of the right-of-way and driveways.  See also Environmental Review Committee Report (Exhibit 1) for mitigation measures
	of approval and more information regarding Critical Areas.
N/A	<b>Streams:</b> The following buffer requirements are applicable to streams in accordance with RMC 4-3-050G.2: Type F streams require a 115-foot buffer, Type Np streams require a 75-foot buffer, and Type Ns streams require a 50-foot buffer. An additional 15-foot building setback is required from the edge of all stream buffer areas.
	<u>Staff Comment</u> : No streams or buffers have been identified onsite or immediately off-

Page 13 of 22

	site of the subject parcel.					
N/A		Wellhead Protection Areas: <u>Staff Comment</u> : No wellhead protection areas have been identified onsite.				
	Wetlands: The fol accordance with RM			ments are	applicable to	wetlands in
	Wetland Category	Buffer Wid	th			Structure Setback beyond buffer
N/A		High Habitat Function (8-9 points)	Moderate Habitat Function (5-7 points)	Low Habitat Function (3-4 points)	All Other Scores	
11/2	Category I – Bogs & Natural Heritage Wetlands		20	00 ft.		15 ft.
	Category I – All Others	200 ft.	150 ft.	115 ft.	115 ft.	
	Category II	175 ft.	150 ft.	100 ft.	n/a	
	Category III	125 ft.	100 ft.	75 ft.	n/a	
	Category IV		50 ft.	•	n/a	
	Staff Comment: No v	vetlands ha	ve been iden	itified onsit	е.	

20. **Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
	Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.
	The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').
Compliant if condition of approval is met	<u>Staff Comment</u> : Access to each lot is proposed via three separate driveway approaches from S 19th St. As a result of the critical areas and fill deposits onsite, staff is recommending, as a condition of approval, that access to Lots 2 and 3 be served via a single curb cut with a driveway apron and driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) within the public right-ofway along S 19th St. The applicant shall also extend the shared driveway onsite to serve both Lots 2 and 3. Shared driveway standards are subject to RMC 4-6-060J. The revised site plan shall be submitted for review and approval by the Current Planning Project Manager prior to recording of the short plat.
	The proposed 3-lot short plat would meet the principles of acceptability for access as stated in RMC 4-7-070B, as each lot would have access to a public street or road if all

Page 14 of 22

	conditions of approval are met.
	Blocks: Blocks shall be deep enough to allow two tiers of lots.
N/A	<u>Staff Comment</u> : Depth of property limits this requirement. No blocks are being created as part of this short plat.
	<b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.
	Staff Comment: The development is located on the south side of the intersection of S 19th St and Lake Ave S. Each lot must have access to a public street or road. The new lots would gain access from a two-lane paved residential access street (S 19th St). The existing right-of-way width in this section of S 19th St is approximately 60 feet. S 19th St is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to, 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per RMC 4-6-060. No right-of-way dedication is required along this section of S 19th St.
Compliance not yet demonstrated	A street modification request was submitted to curve the proposed short plat street frontage improvements along the public right-of-way (Exhibit 17). The street modification request includes continuing the orientation and bend in the public road rather than extend the full street frontage improvements along the north property lines of each parcel (S 19th St) or along the west property line of the west parcel (Lake Ave S). The applicant is proposing half-street improvements including curb and gutter, an 8-foot wide planter strip and a 5-foot wide sidewalk along the sites north frontage of Lot 1. Thereafter, the applicant is proposing to curve the balance of the street frontage requirements to transition the road from S 19th St (east/west) to Lake Ave S (north/south). This street modification would allow the road to maintain its existing orientation while still allowing for separate driveways to transition through the right-of-way into the individual lots. See FOF 22, Modification Analysis, for additional information regarding this street modification request.
	It is not anticipated that the proposed project would significantly or adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements, provided that the conditions of approval are complied with. The fee, as determined by the Renton Municipal Code, is due at the time of building permit issuance. The current transportation impact fee rate is \$2,951.17 per new lot or as determined by the Renton Municipal Code at the time of building permit issuance. The applicable transportation impact fee is paid at the time of building permit issuance. Payment of transportation impact fees is applicable on all new single-family homes and all fees are payable to the City.
	The maximum width of any single loaded garage driveway shall not exceed nine feet (9'), and the maximum width of any double-loaded garage driveway shall not exceed sixteen feet (16'). The locations of proposed curb cuts will be verified during the final platting process.
	Street lighting is available on an existing power pole that is not shown on the plans.
1	Relationship to Existing Uses: The proposed project is compatible with existing

Page 15 of 22

surrounding uses.

<u>Staff Comment</u>: Surrounding development is detached single-family residential. The proposal would be in harmony with the existing uses. The properties surrounding the subject site are residential single family and are designated R-6 or R-1 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.

21. **Street Modification Analysis:** Pursuant to RMC 4-9-250D the applicant is requesting to maintain the current configuration of S 19th St and Lake Ave S intersection and extend driveway access west along S 19th St from the intersection as oppose to extending the full residential street into the unimproved right-of-way.

S 19th St and Lake Ave S are both Residential Access Streets with an existing right-of-way width of 60 feet and a minimum of approximately 60 feet, respectively (as per assessor map). The existing traveled way width is approximately 26 feet with an approximate 2-foot wide vegetated shoulder on the west side roadway at the radius of the intersection. The residential street classification requires a minimum right-of-way width of 53 feet. To meet the City's complete street standards, half street improvements a minimum of 20-foot paved roadway (13 feet from the centerline of existing right of way), 0.5' curb and gutter, 8-foot planter strip and 5-foot sidewalk is required to be constructed in the right-of-way fronting the property per City Code 4-6-060.

The existing unimproved right-of-way fronting the project is encumbered by regulated steep slopes. No additional properties are anticipated to access from S 19th St west of the Lake Ave S.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
,	a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.
✓	Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards allow for an extension of a shared access drive through an unimproved residential right-of-way. These policies are Policy L-U and Policy L-56 which state that the goal is to "preserve" "geological hazards" and "slopes." The requested street modification is consistent with these policy guidelines as it will reduce the impact to the regulated steep slopes.
Compliant if	<b>b.</b> Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.
condition of approval is met	<u>Staff Comment</u> : The City's Public Works and Community and Economic Development departments have reviewed the requested modification and determined that the extension of S 19th St as a residential street west is not feasible due to the regulated steep slopes west of Lake Ave S. However, a short extension of S 19th St via a shared access road would provide access to the property while not adversely impacting the

Page 16 of 22

	regulated steep slope if all condition of approval are complied with.
Compliant if condition of approval is met	c. Will not be injurious to other property(ies) in the vicinity.  Staff Comment: A shared access driveway to the property would meet the requirements for safe vehicular use within the existing right-of-way. Due to the regulated steep slopes, additional access points along the unimproved right-of-way are not feasible as noted in criterion 'b' above.
<b>✓</b>	d. Conforms to the intent and purpose of the Code.  Staff Comment: See comments under criterion 'b'.
/	e. Can be shown to be justified and required for the use and situation intended; and     Staff Comment: See comments under criterions 'b' and 'c'.
<b>√</b>	f. Will not create adverse impacts to other property(ies) in the vicinity.  Staff Comment: See comments under criterion 'c'.

#### 22. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
	<b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. Credit would be granted for the one (1) existing home if removed. This fee is paid at time of building permit issuance.
Compliant if condition of approval is met	The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garages and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings of which there is one hydrant that does and is within 300 feet of all proposed homes. A second new hydrant would be needed if larger homes are proposed.
	Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. The maximum slope of a roadway or driveway is 15 percent (15%).
/	<b>Schools:</b> The project site is located within the Renton School District (RSD), which encompasses approximately 35 square miles. It is anticipated that the Renton School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: Talbot Hill Elementary School, Dimmitt Middle School, and Renton High School ( <i>Exhibit 16</i> ). No bus transportation would be provided for the elementary school students, as they would be within walking distance of the plat to Benson Hill Elementary School located at 2300 Talbot Rd S. The middle school and

Page 17 of 22

high school are each eligible for school bus transportation. According to the online Renton School District bus routes WebQuery, the bus stop for middle school and high school age students is located at the intersection of Talbot Rd S and S 19th St. There is adequate shoulder along the north and south sides of S 19th St for safe walking routes to and from the bus stop. Talbot Hill Elementary is within walking distance of the school and the safe walking route consists mostly of shoulders along the roadway. The route from the subject site would be east along S 19th St, south on Shattuck Ave S, and east along S 23rd St to the elementary school for a distance of 0.36 miles. As part of the proposed project, sidewalks would be constructed along the south side of S 19th St along the project frontage. The route includes intermittent sidewalks, sidewalks, marked street crossings, and school zone speed limit signs along the route. The proposed frontage improvements include an 8-foot planter strip and a 5-foot-wide sidewalk. Therefore, there are safe walking routes to the schools and/or the school bus stops.

A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.

/

**Parks:** Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,887.94 per new residence and is payable at the time of building permit issuance.

**Storm Water:** An adequate drainage system shall be provided for the proper drainage of all surface water.

Staff Comment: A Storm Drainage Design Technical Information Report and Level 1 Analysis (revised date July 3, 2015; Exhibit 12) and a drainage plan (dated June 25, 2015; Exhibit 7) were submitted by Plog Consulting with the short plat application. The report addresses compliance with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and special requirements have been discussed in the report. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM.

Compliant if condition of approval is met

As outlined in the drainage report, the site meets the exemption for providing flow control facilities as outlined in the City of Renton Amendments to the 2009 KCSWDM Section 1.2.3.1.B. The requirement for providing flow control facilities is waived for any threshold discharge area in which there is no more than 0.1-cfs difference in the sum of the developed and forested (historic) site conditions 100-year peak flows. For the purposes of this calculation, the peak flows may be modeled in accordance with the flow control BMP facility sizing credits in Table 1.2.3.C. As designed, the development proposes the use of drywells to provide limited infiltration of surface water. Based on the model presented in the report, and utilizing the BMP facility sizing credit for providing Limited Infiltration, the proposed development creates an increase of 0.1-cfs from the existing site condition 100-year peak flows and qualifies for the exemption. The applicant has indicated that there are no significant downstream drainage problems to be found. Flows will be conveyed using existing

Page 18 of 22

catch basins and tight line culverts. A smaller diameter storm drainage collection system would be installed on the proposed lots to be privately owned and maintained.

The site currently sheet flows to the west and down a hillside to a wetland area at the bottom of the slope along SR 167. The proposed drainage system for the project would connect the impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland. Discharge is proposed at the natural location. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywell per City of Renton Amendments to King County Storm water design manual. The stormwater engineer is recommending that infiltration devices be inspected annually and after storm events to identify and repair any physical defects. Maintenance and operations of the system should focus on ensuring the system's viability by preventing sediment-laden flows from entering the infiltration facilities.

Based on the results of the updated Geotechnical Report, the drainage plan and drainage report no longer provide a feasible option for mitigating the added impervious surfaces as a result of the development. The applicant would be required to provide an updated Technical Information Report (TIR) and drainage plan providing a practicable alternative to mitigate the added impervious surface as a result of the development. The BMP facility sizing credit for Limited Infiltration is no longer applicable to the site. New calculations are required to determine the project's ability to meet the exemption for flow control as outlined in Section 1.2.3.B. If the exemption cannot be obtained based in the site conditions, flow control facilities would be required to be designed in accordance with Section 5.4. Staff is recommending, as a condition of approval, that the applicant shall submit a revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton. The revised TIR shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised TIR.

The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit, and the fee rate that is current at the time of issuance of the utility construction permit will be applicable.

**Water:** The proposed development is within the City of Renton's water service area and in the 350 hydraulic pressure zone. There is an existing 8-inch water main in S 19th Street. The static water pressure is about 64 psi at ground elevation of 100 feet. Installation of a new fire hydrant connecting to the existing 8-inch line and the hydrant must be within 300 feet of each lot.

There is an existing %-inch water meter serving the existing dwelling on the subject property. A separate domestic water service and meter will be required for the new lots prior to the recording of the short plat. The meter would be connected to the existing 8-inch water main in S 19th Street. The development is subject to the water system development charge of \$3,090.00 and a 3/4 inch water meter installation charge of \$3,347.50 for the new lot.

**Sanitary Sewer:** If the existing home is currently on a septic system, it would be required to be abandoned in accordance with King County Department of Health

Page 19 of 22

prior to final short plat approval. The current system development fee for sewer is based on the size of the new domestic water to serve the new homes on the new lots and the sewer fee for a ¾-inch water meter is \$2,135 installed. A separate side sewer stubs to each building lot is required prior to recording of the short plat.

#### I. CONCLUSIONS:

- 1. The subject site is designated Residential Medium Residential (RMD) in the Comprehensive Land Use Plan and complies with the goals and policies established with this designation, see FOF 16.
- 2. The subject site is zoned Residential 6 (R-6) and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code, mitigation measures, and conditions of approval, see FOF 17.
- 3. The proposed 3-lot short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 18.
- 4. The site contains critical areas onsite, including high erosion hazards, high landslide hazards and areas of sensitive and protected slopes onsite. The proposal complies with the critical areas regulations if all conditions of approval are met, see FOF 19.
- 5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 20.
- 6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 20 and FOF 22.
- 7. There are safe walking routes to the schools and/or the school bus stop, see FOF 22.
- 8. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 22.
- 9. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-6 zoning classification, see FOF 20.

#### J. DECISION:

The **Sidhu Short Plat and Street Modification**, File No. **LUA15-000558**; **ECF, SHPL-A**, **MOD** is approved subject to the following conditions:

- 1. The applicant shall comply with the following SEPA mitigation measures:
  - a. The applicant shall comply with the recommendations included in the updated Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated March 11, 2016.
  - b. The applicant shall provide drilled pier foundations (12 or 16 inches in diameter) within the existing loose fills along the western building site, in order to derive adequate bearing support in the dense native deposits at depth (a minimum embedment of 10 feet in the Renton Formation deposits). A structural slab shall be utilized for the building.
  - c. The applicant shall overexcavate and replace areas of existing fill material interbedded with organic and deleterious material, voids, non-structural fill within roadway areas or right-of-ways, below any utility improvement areas, and within the shared curb cut or driveway areas. Overexcavations shall extend into competent native soils and structural fill shall be utilized to restore subgrade elevations.

Page 20 of 22

- d. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering testing and inspections as recommended in the geotechnical report.
- e. The applicant shall provide a fill source statement for fill used at the site for project development. The fill source statement shall be submitted with the construction permit application.
- f. The property owner shall retain a qualified geotechnical consulting firm to perform, on an annual basis, a reconnaissance-level geologic hazard and risk evaluation of the steep slopes and existing fill deposits onsite. The objective of the evaluation is to assess current slope conditions and advise the owner on areas of elevated risk for impacts to property or conditions that present life and safety concerns. The consulting firm shall provide an annual report to the property owner summarizing observations, conclusions and recommendations in regard to the evaluation. Copies of the reports shall be made available to the City of Renton upon request. The Development Engineering Manager may temporarily or permanently waive the annual report requirement when the reports are no longer necessary to protect public safety.
- 2. The applicant shall revise and resubmit a lot layout plan that is consistent with development standards of the code. A final detailed lot layout plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval.
- 3. Lots 2 & 3 shall utilize a shared curb cut approach and driveway to access S 19th St. In addition, a separate modification would be required to allow a deviation from the required 5-foot driveway offset requirement from the property lines to satisfy this recommended condition.
- 4. The applicant shall be required to revise and resubmit the Landscape Plan to show a minimum of 10 feet of onsite landscaping along the public street frontage of Lots 1, 2 and 3, consistent with RMC 4-4-070. Street trees shall be species that achieve a small height due to overhead utilities. The revised landscaping plan shall be submitted for review and approval by the Current Planning Project Manager prior to recording of the short plat.
- 5. The applicant shall retrofit the existing driveway to the single family home on Lot 1 to not exceed fifteen percent (15%) grade from S 19th St to the front of the garage.
- 6. The existing retaining wall shall be relocated outside of the public right-of-way along S 19th St.
- 7. Access to Lots 2 and 3 be served via a single curb cut with a driveway apron and driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) within the public right-of-way along S 19th St. The applicant shall also extend the shared driveway onsite to serve both Lots 2 and 3. The revised site plan shall be submitted for review and approval by the Current Planning Project Manager prior to recording of the short plat.
- 8. The applicant shall record the geologic risks of the site development on the recorded short plat.
- 9. No vegetation in the protected slope areas shall be cut down or otherwise removed during construction of the short plat improvements, other than those directly tied to the construction of the right-of-way and driveways.
- 10. The applicant shall submit a revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton. The revised TIR shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised TIR.

Page 21 of 22

### DATE OF DECISION ON LAND USE ACTION: SIGNATURE:

Jennifer Henning, Planning Director

Date

TRANSMITTED this 17<sup>th</sup> of June, 2016 to the Owner/Applicant/Contact:

Owner/Applicant:

Contact:

Harminder Sidhu

Plog Consulting

11124 SE 264th PI

5628 Airport Way S, #144

Kent, WA 98030

Seattle, WA 98108

TRANSMITTED this 17<sup>th</sup> of June, 2016 to the Parties of Record:

None

TRANSMITTED this 17<sup>th</sup> of June, 2016 to the following:

Chip Vincent, CED Administrator
Brianne Bannwarth, Development Engineering Manager
Vanessa Dolbee, Current Planning Manager
Plan Review
Fire Marshal

#### K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on July 1, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

**EXPIRATION:** The Modification decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-9-250.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to

Page 22 of 22

know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

# PENTON +

#### **CITY OF RENTON**

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT ADMINISTRATIVE REPORT AND DECISION

**EXHIBITS** 

<b>Project Name:</b> Sidhu Short Plat		Project Number: LUA15-000558, ECF, SHPL-A, MOD	
Date of Decision June 17, 2016	Staff Contact Clark H. Close Senior Planner	Project Contact  Mark X. Plog, Plog Consulting, 5628 Airport Way S #144, Seattle, WA 98108	Project Location 223 S 19th St, Renton WA 98055

#### **Exhibits:**

tention Plan
Earth Solutions NW, LLC (dated
pared by Earth Solutions NW, LLC
lcicle Creek Engineers, Inc. (dated
n Report, and Level 1 Analysis prepared
nc. (dated May 12, 2015)
litigation Measures and Advisory Notes



## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



#### **ENVIRONMENTAL REVIEW COMMITTEE REPORT**

lune 13 2016

Renton ©
Entire Document
Available Upon
Request

ERC MEETING DATE:	Julie 15, 2016	Demiset
Project Name:	Sidhu Short Plat	Request
Project Number:	LUA15-000558, ECF, SHPL-A, MOD	
Project Manager:	Clark H. Close, Senior Planner	
Owner/Applicant:	Sidhu Harminder, 10618 SE 240 <sup>th</sup> St, Suite 203, Kent, WA 98031	
Contact:	Mark X. Plog, Plog Consulting, 5628 Airport Way S #144, Seattle, WA 98108	
Project Location:	223 S 19th St (APN's 7222000511 and 7222000512)	

**Project Summary:** 

FRC MEETING DATE.

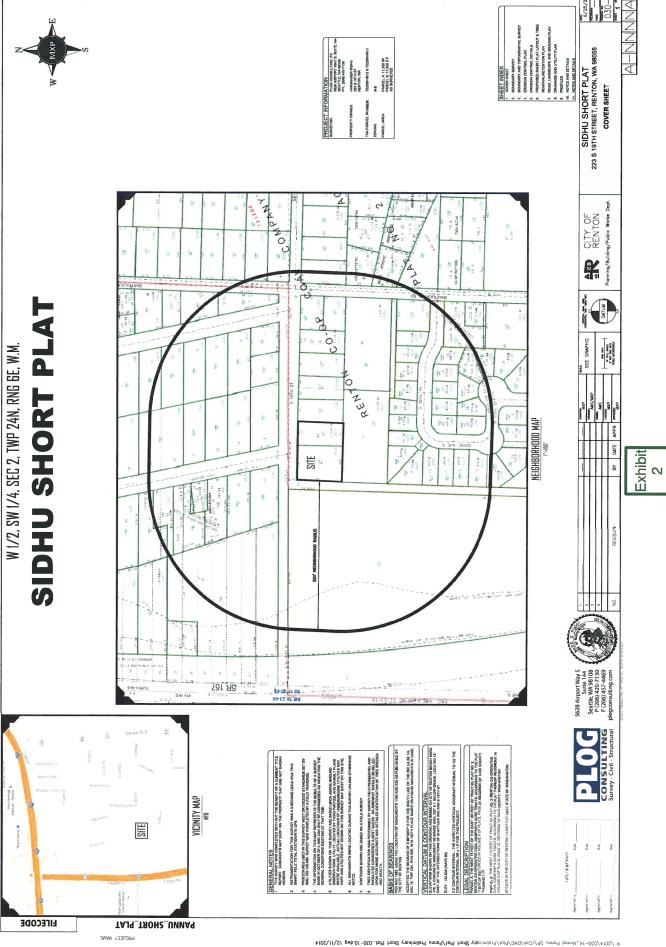
The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland.

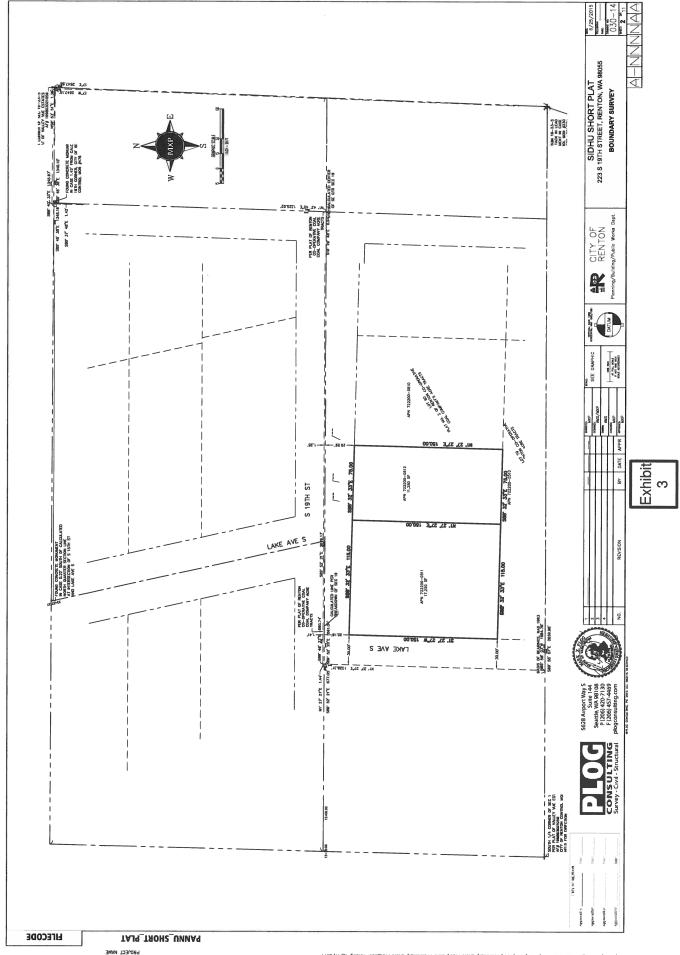
STAFF	Staff Recommends that i	the Environmental Review Committee issue	a Determination
Site Area:	28,500 SF (0.65 acres)	Total Building Area GSF:	N/A
		Proposed New Bldg. Area (gross):	N/A
Exist. Bldg. Area SF:	1,930 SF	Proposed New Bldg. Area (footprint):	N/A

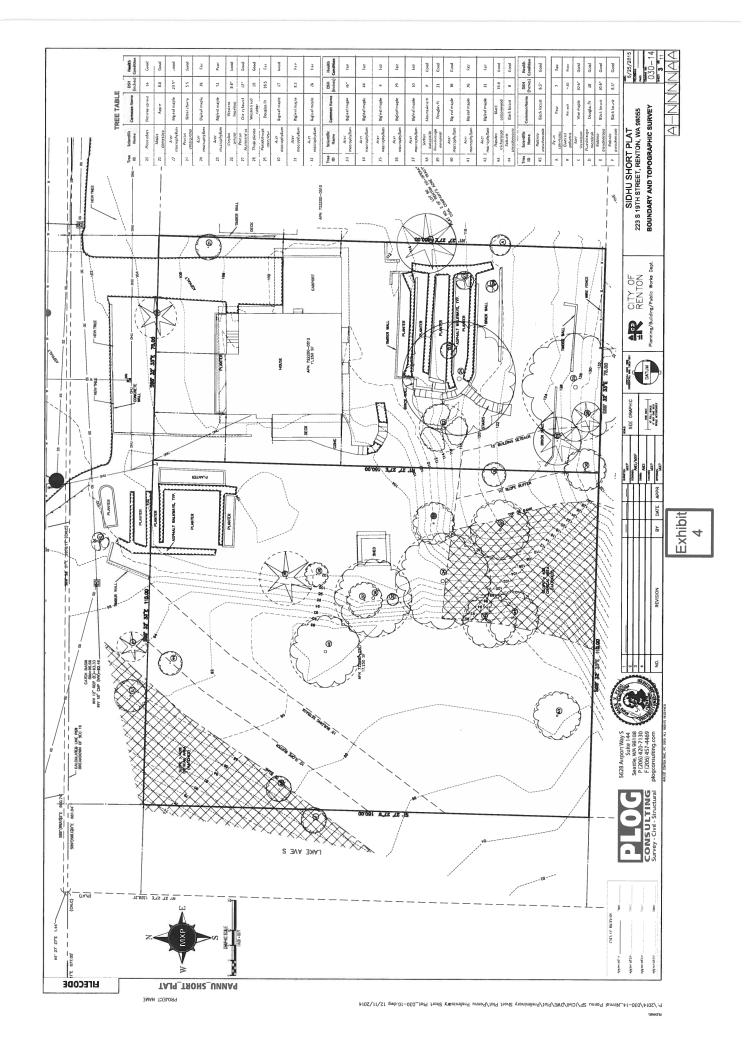
STAFF
RECOMMENDATION:

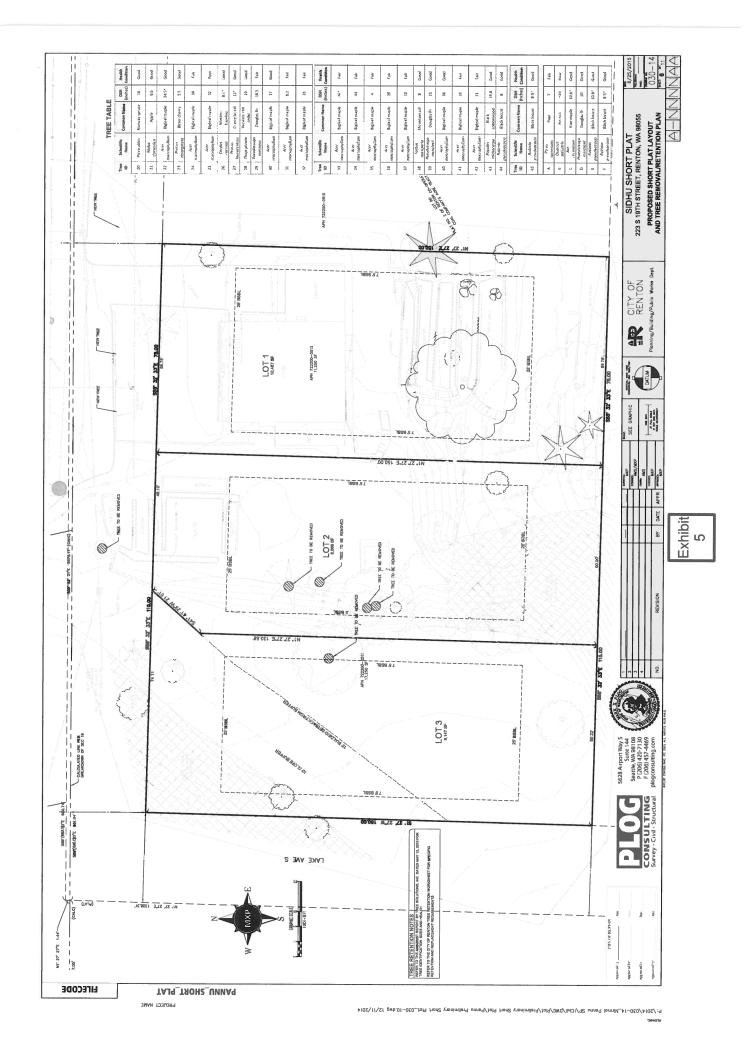
Staff Recommends that the Environmental Review Committee issue a Determination of Nonsignificance - Mitigated (DNS-M).

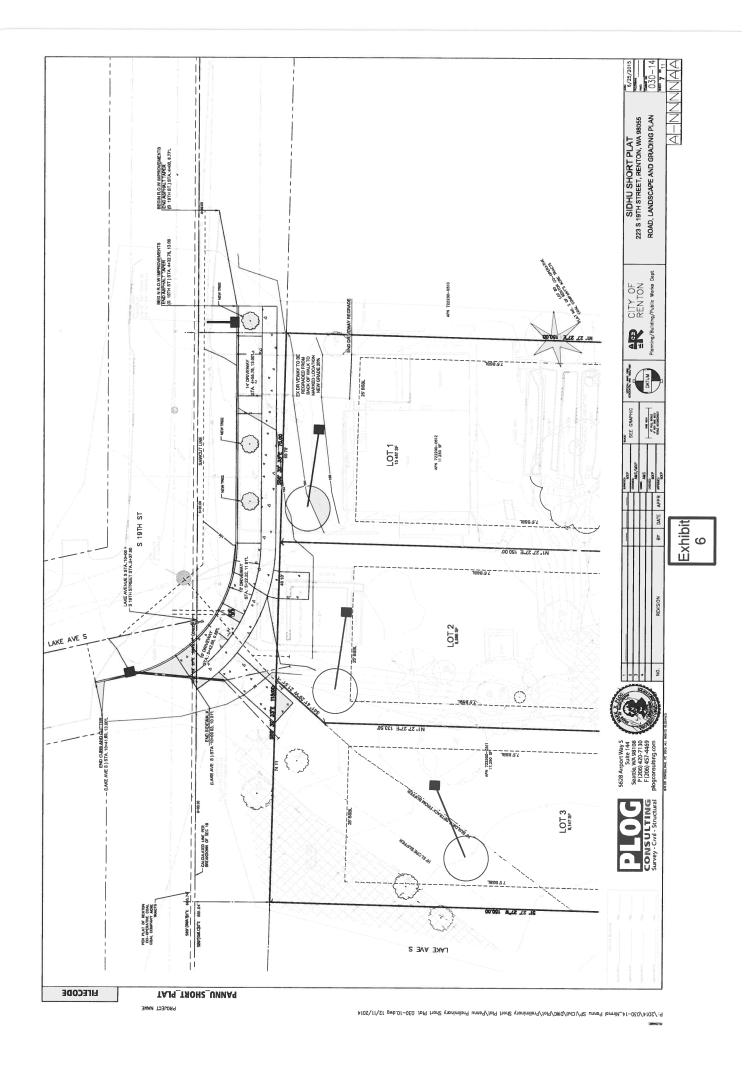


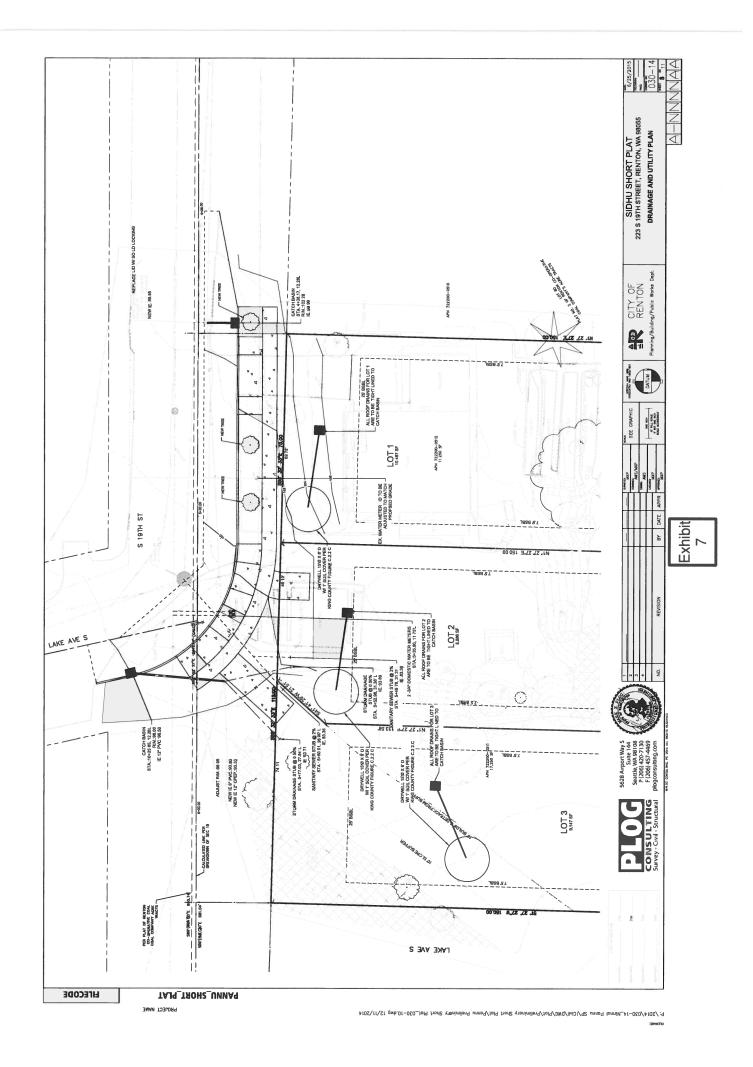


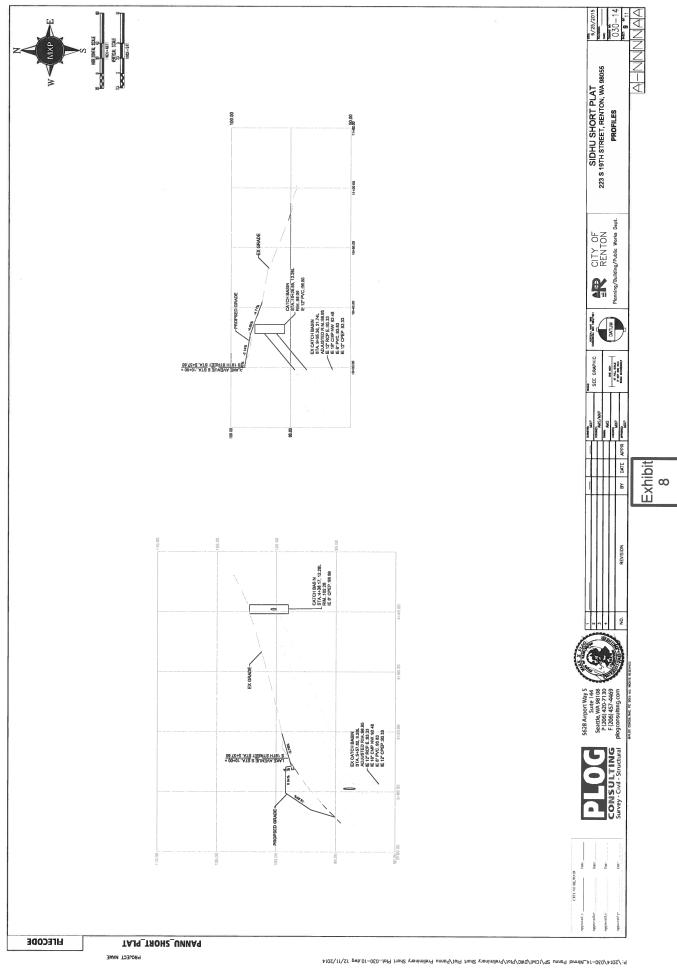














PREPARED FOR

MR. NIRMAL PANNU

November 7, 2014

Keven D. Hoffmann, E.I.T. Staff Engineer



Raymond A. Coglas, P.E. Principal

GEOTECHNICAL ENGINEERING STUDY PROPOSED RESIDENTIAL SHORT PLAT 223 SOUTH 19<sup>TH</sup> STREET RENTON, WASHINGTON

ES-3585

Earth Solutions NW, LLC 1805 – 136<sup>th</sup> Place Northeast, Suite 201 Bellevue, Washington 98005 Phone: 425-449-4704 Fax: 425-449-4711

Toll Free: 866-336-8710



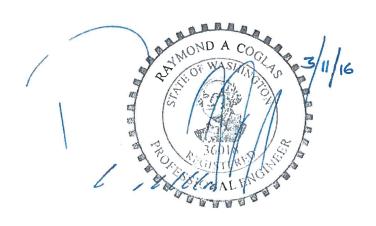


PREPARED FOR

MR. NIRMAL PANNU

March 11, 2016

Keven D. Hoffmann, E.I.T. Project Engineer



Raymond A. Coglas, P.E. Principal

UPDATED
GEOTECHNICAL ENGINEERING STUDY
PROPOSED RESIDENTIAL SHORT PLAT
223 SOUTH 19<sup>TH</sup> STREET
RENTON, WASHINGTON

ES-3585.01

Earth Solutions NW, LLC 1805 – 136<sup>th</sup> Place Northeast, Suite 201 Bellevue, Washington 98005 Phone: 425-449-4704 Fax: 425-449-4711 Toll Free<u>: 866-3</u>36-8710

Exhibit

10

Renton ©
Entire Document
Available Upon
Request

Report
Geological Engineering Consultation
Preliminary Coal Mine Hazard Assessment
King County Parcel Nos. 722200-0511
and 722200-0512
223 South 19<sup>th</sup> Street
Renton, Washington

October 21, 2015 ICE File No. 1170-001

Prepared For: Herminder Sidhu

Prepared By: Icicle Creek Engineers, Inc.



5628 Airport Way S, Suite 144 Seattle, WA 98108 P (206) 420-7130 F (206) 457-4469 plogconsulting.com



### Sidhu Short Plat 223 S 19<sup>th</sup> St, Renton, Washington

# Storm Drainage Design Technical Information Report & Level 1 Analysis

For:

Harminder Sidhu 10618 SE 240<sup>th</sup> St, Suite 203 Kent, WA 98031

PLOG Project No. 14-040



Prepared by: Mark X. Plog, P.E.

Date	Description
2-26-2015	Ready for Submittal

**Revisions:** 

Sidhu Short Plat – TIR 7/3/2015 Exhibit 12

Page 1 of 16



**Summary Arborist Report** 

Project No. TS - 4793

Renton @ **Entire Document** 

**Available Upon** Request

TO:

Harminder Sidhu, and Mark and Megan Plog, Plog Consulting

SITE:

Sidhu Short Plat; 223 South 19th St. Renton WA 98055

RE:

**Arborist Report** 

DATE:

May 12, 2015

PREPARED BY:

Sean Dugan, ASCA Registered Consulting Arborist # 457

ISA Board Certified Master Arborist #PN- 5459B

ISA Qualified Tree Risk Assessor

#### Summary

Twenty-six (26) trees were assessed on two parcels that are being proposed for short plat development. All but four (4) trees are in fair to good healthy and/or structure. A Landscape Development Permit or a Routine Vegetation Management Permit will be needed to remove three of the poor health/structure trees as they meet the city's definition of a Landmark tree or are located in an environmental critical area. Five additional trees are proposed for removal that are outside of the ECA and ROW.

Additional trees may be in poor structural condition, however, my observation of the trees was significantly limited by the presence of a thick dense English ivy vine layer. Removing these vines will be needed if further assessment is desired.

Eleven trees, including a few off site trees, were not located on the site survey. These trees should be added into future site design plans. Trees shared with adjacent property owners will require permission from both parties if they are desired to be removed.

#### **Assignment & Scope of Report**

This report outlines the site inspection by Sean Dugan of Tree Solutions Inc, made on April 20, 2015. was asked to visit the job site and collect data on all trees two inches in diameter or greater, and to provide a summary report including findings and management recommendations. Megan Plog, representing the owner of the property, requested these services to be used for project planning.

The tree size, species, health and structural condition and related notes and recommendations for each tree can be found in the attached Tree Inventory. A site map with tree locations can be found in the attached Marked-up Site Survey. Limits of assignment can be found in Appendix A. Methods can be found in Appendix B. Additional assumptions and limiting conditions can be found in Appendix C.

**Exhibit** 



5628 Airport Way S, Suite 144 Seattle, WA 98108 P (206) 420-7130 F (206) 457-4469 plogconsulting.com

March 6, 2015

Renton Short Plat – Construction Mitigation

Sidhu Short Plat

Tax Parcels: 722200-0511 and 722200-0512

Address: 223 S 19th St, Renton, WA

### Narrative

- Construction will take place upon approval of the final engineering plans. Appropriate erosion control measure will be taken as required depending on the time of year. If construction is to occur in the wet season, a wet weather TESC plan will be provided.
- The hours and days of operation shall be per City ordinance for construction activities. No special workdays or hours will be requested.
- A detailed and comprehensive TESC plan will be provided with the construction plans. No major excavation or fill is anticipated for this site.
- This is a low volume residential street. Traffic control will be addressed by the contractor at the time of construction.

Best regards,

**PLOG** Consulting, Inc.

Mark X. Plog, PE, PLS

President

Exhibit 14

## LUA15-000558

Application Date: July 20, 2015

Name: Sidhu Short Plat



Site Address: 223 S 19th St

Renton, WA 98055-3350

Contact: Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

## PLAN - Planning Review - Land Use

Version 1 | April 22, 2016

**Engineering Review Comments** 

Recommendations: EXISTING CONDITIONS

WATER SEWER Water service will be provided by the City of Renton. Sewer service will be provided by the City of Renton.

STORM

There is storm conveyance system in S 19TH Street.

STREETS There are no frontage improvements.

#### **CODE REQUIREMENTS:**

#### WATER

- 1. The proposed development is within the City of Renton's water service area and in the 350 hydrulic pressure zone.
- There is an existing 8 inch water main in 19TH Street.
- 3. The static water pressure is about 64 psi at ground elevation of 100 feet.
- 4. Installation of a new fire hydrant connecting to the existing 8 inch line and the hydrant must be within 300 feet of each lot.
- 5. There is an existing 3/4 inch water meter serving the existing dwelling on the subject property.
- 6. A separate domestic water service and meter will be required for the new lots prior to the recording of the short plat. The meter will be connected to the existing 8 inch water main in 19TH Street.
- 7. The development is subject to the water system development charge of \$ 3090.00 and of the 3/4 inch water meter installation charge of \$3,347.50 for the new lot.

#### **SEWER**

- 1. Sewer service is provided by the City of Renton. Since the 8" sewer main extended on front of the property, extension of the 8 inch main in S 19TH Street is not required.
- 2. If the existing home is currently on a septic system, it will be required to be abandoned in accordance with King County Department of Health.
- 3. The system development fee for sewer is based on the size of the new domestic water to serve the new homes on the new lots. Sewer fee for a ¾ inch water meter install is \$2135.
- Separate side sewer stubs to each building lot is required prior to recording of the Short Plat.

#### **SURFACE WATER**

- 1. A drainage plan dated Jun 25, 2015, and drainage report dated February 26, 2015 was submitted by PLOG Consulting, Survey Civil Structural. The proposed 3 lot subdivision, zoned R 8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
- 2. Surface water runoff created by this development will be collected and conveyed to limited infiltration trenches/drywell located inside the short plat. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywell per City of Renton Amendments to King County Storm water design manual.
- 3. The project is subject to a Level 1 downstream analysis for a ¼ mile from the project site, in accordance of section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.
- 4. Infiltration trenches/drywells are proposed in the TIR for each lot. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual Appendix C sections 5.4 and C.2.2.3. New driveways must be added to pollution generating impervious surface area.
- 5. A geotechnical report, dated November 7, 2014 was submitted by Earth Solutions NW LLC. The field study included 7 exploration pits on the 0.65 acre site. These exploration pits were dug up to 10 feet in fill and native's soil. No ground water was encountered. Soil type encountered is silty sand (USCS: SM) and silt with sand (USCS: ML).
- 6. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

TRANSPORTATION/STREET

Exhibit 15

## LUA15-000558



## **PLAN - Planning Review - Land Use**

Version 1 | April 22, 2016

#### **Engineering Review Comments**

Contact: Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

- 1. This project fronts S 19TH Street. Street improvements for this project must meet the city of Renton Street standards.
- The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the
  time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building
  permit.
- 3. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

#### **GENERAL COMMENTS**

- 1. Separate permits and fees for water, sewer, and storm connections will be required.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
- 4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

#### PLAN REVIEW RECOMMENDED CONDITIONS

- 1. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
- 2. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywells per City of Renton Amendments to King County Storm Water Design Manual.
- 3. New driveways area must be included to pollution generating impervious surface area.
- 4. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual sections C.2.2.3 and 5.4.
- 5. Level 1 downstream analysis is required in accordance with section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.
- 6. Per Geotech report, due to the loose to medium dense consistency of the existing fill deposits, as well as the presence of organic and deleterious material, soil cavities, and buried debris, it is our opinion development within the western tax parcel would require the use of deep foundations, such as pipe piles, in order to provide adequate support for proposed structures. Additional testing of existing fill soils, primarily from an environmental standpoint, would be prudent as project plans develop.
- 7. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

## **Community Services Review Comments**

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact Fee per Ordinance 5670 applies.

Recommendations: 2. Street trees shall be species that achieve a small height due to overhead utilities. Recommend only two street trees, instead of three as proposed.

Recommendations: 3. Planting strip increase pervious surfaces by eliminating concrete on either side of driveway approaches, where possible.

Recommendations: 4. Street lighting an existing power pole is not shown on the plans.

## **Technical Services Comments**

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Technical Services Review – Review Date 8/11/2015

Title report provided does not include both properties for the short plat. Please provide.

Sheet 2 Comments - Boundary Survey:

Ran: June 08, 2016

## LUA15-000558



## PLAN - Planning Review - Land Use

Version 1 | April 22, 2016

#### **Technical Services Comments**

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

- Survey notes are cut off and illegible.
- · Text on some items does not meet minimum requirements.
- · No legend provided.
- · Overlapping text and linework make some information illegible.
- · Stationing provided appears to be incomplete.
- Surveyor stamp not included.
- Symbol sizes are inconsistent.

## Sheet 3 Comments - Boundary and Topographic Survey:

- · Dimension text for improvements illegible.
- No legend provided.
- · Overlapping text and linework make some information illegible.
- · Surveyor stamp not included.

## Sheet 6 Comments - Proposed Short Plat Layout:

- Overlapping text and linework make some information illegible.
- Inconsistent text sizes.
- Appears the existing house will stay; however proposed lot lines run through existing improvements.

#### **Fire Review - Building Comments**

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

- 1. The fire mitigation impact fees are currently applicable at the rate of \$495.10 per single family unit. This fee is paid at the time of building permit issuance. Credit would be granted for the one existing home to be retained.

  Code Related Comments:
- 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings of which there is one hydrant that does and is within 300 feet of all proposed homes. A second new hydrant would be needed if larger homes are proposed.
- 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Maximum slope is 15 percent.

## **Planning Review Comments**

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

- 1. Conduct an Independent Secondary Review of the submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) for the effectiveness of any proposed mitigating measures or programs, as allowed by RMC 4 3 050F.6.
- 2. The submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) should expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 3. Complete an analysis on Coal Mine Hazards in the area pursuant to RMC 4 8 120D.7.G. Geotechnical Report, Coalmine Medium.
- 4. Driveway profiles to ensure the slope of the driveway does not exceed fifteen percent (15%). A modification request from the code would be required if the driveway to the existing developed lot exceeds 15%.

## **Police Plan Review Comments**

Contact: Holly Trader | 425-430-7519 | htrader@rentonwa.gov

Recommendations: Minimal impact on police services.

Ran: June 08, 2016 Page 3 of 4

## LUA15-000558



## **PLAN - Planning Review - Land Use**

Version 2 |

## **Planning Review Comments**

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

- 1. Conduct an Independent Secondary Review of the submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) for the effectiveness of any proposed mitigating measures or programs, as allowed by RMC 4 3 050F.6.
- 2. The submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) should expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 3. Complete an analysis on Coal Mine Hazards in the area pursuant to RMC 4 8 120D.7.G. Geotechnical Report, Coalmine Medium.
- 4. Driveway profiles to ensure the slope of the driveway does not exceed fifteen percent (15%). A modification request from the code would be required if the driveway to the existing developed lot exceeds 15%.

Ran: June 08, 2016

## **Clark Close**

Clark Close	
From: Sent:	Randy Matheson <randy.matheson@rentonschools.us> Monday, August 10, 2015 10:00 AM</randy.matheson@rentonschools.us>
То:	Sabrina Mirante
Cc:	Clark Close
Subject:	RE: Notice of Application - Sidhu Short Plat - LUA15-000558, ECF, SHPL-A
See info in red below. (Great cat	ching up with you today.)
Randy Matheson, Executive Director, Co	ommunity Relations Renton School District   300 SW 7th Street, Renton WA 98057   425.204.2345
enton eschool district	ww.rentonscnools.us
From: Sabrina Mirante [mailto:S Sent: Monday, August 10, 2015 9	9:55 AM
To: Randy Matheson < randy.matheson < Cc: Clark Close < CClose@Renton	
Subject: Notice of Application - Sidhu Short Plat - LUA15-000558, ECF, SHPL-A	
	Auto 1.5. 1.1. 25. 1.25 55555, 25. , 5. N 2 / 1
Great talking to you Randy! Tha	nk you so much,
SCHOOL INFORMATION REQUEST	
Subject: Sidhu Short Pla	
LUA15-000558,	
	nt of Community and Economic Development (CED) has received an application for a <b>t</b> . Please see the attached Notice of Application for further details.
residences at the location indica	tion, CED needs to know which Renton schools would be attended by children living in sted above. Please fill in the appropriate schools on the list below and return this letter, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to 15.
Elementary School: Talbot Hill El	ementary School: within walking distance: no school bus transportation provided.
Middle School: Dimmitt Middle S	School: school bus transportation provided.
High School: Renton High School	: school bus transportation provided.
Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? YesYES No	
Any Comments:	



5628 Airport Way S, Suite 144 Seattle, WA 98108 P (206) 420-7130 F (206) 457-4469 plogconsulting.com

## Renton Short Plat - Modification Justification

Sidhu Short Plat

Tax Parcels: 722200-0511 and 722200-0512

Address: 223 S 19th St, Renton, WA

## **Existing Property Overview**

Project Name: Sidhu Short Plat

Project Size: 28,500 SF

Project Location: 223 S 19<sup>th</sup> St, Renton Subject Parcel Zoning: R–8 (rezoned to R–6) Current Use: Single family residential

Existing Improvements: Two story brick home, 1,930 SF

Special site features: Steep slopes, 3120 SF

## **Proposed Development Summary**

Number of Lots: 3 single family lots Minimum Proposed Lot Size: 8,866 SF Maximum Proposed Lot Size: 11,250 SF

Access: All lots front on existing public right of way

## **Justification of Modification**

This Justification of Modification is in regards to the street improvements proposed for this short plat. The improvements do not fall directly along the property lines, but instead curve as the existing street curves.

We request granting this modification based on the following facts:

- 1) There are no further developable parcels along SW 19th Street that would make use of any extension of the right of way.
- 2) Steep slopes make development of the road along the full frontage impossible.
- 3) SW 19<sup>th</sup> St dead ends at a no access portion of a highway right of way.
- 4) Proposed improvements still meet City Code.

**Best regards** 

Mark X. Plog, PE, PLS

RECEIVED

JUL 2 0 2015

CHY OF RENTON

Denis Law Mayor



C.E. "Chip" Vincent, Administrator

June 16, 2016

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703

Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on June 13, 2016:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)

PROJECT NAME: Sidhu Short Plat

PROJECT NUMBER: LUA15-000558, SHPL-A, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

Clark H Clore

Clark H. Close Senior Planner

**Enclosure** 

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers



## **DEPARTMENT OF COMMUNITY** AND ECONOMIC DEVELOPMENT



## **ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE** - MITIGATED (DNS-M)

PROJECT NUMBER:

LUA15-000558, ECF, SHPL-A, MOD

**APPLICANT:** 

Sidhu Harminder, 10618 SE 240th St, Suite 203, Kent, WA 98031

PROJECT NAME:

Sidhu Short Plat

PROJECT DESCRIPTION:

The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland.

PROJECT LOCATION:

223 S 19th St (APN's 7222000511 and 7222000512)

**LEAD AGENCY:** 

City of Renton

**Environmental Review Committee** 

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

## **DEPARTMENT OF COMMUNITY** AND ECONOMIC DEVELOPMENT



**PUBLICATION DATE:** 

**JUNE 17, 2016** 

DATE OF DECISION:

JUNE 13, 2016

**SIGNATURES:** 

Gregg Zimmerman, Admir Public Works Department

Date

Fire & Emergency Services

Date

6-13-16

Community Services Department

Date

C.E. "Chip" Vincent, Administrator

Department of Community & **Economic Development** 

Date

## DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



# DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM) MITIGATION MEASURES AND ADVISORY NOTES

PROJECT NUMBER:

LUA15-000558, SHPL-A, MOD

APPLICANT:

Sidhu Harminder

PROJECT NAME:

Sidhu Short Plat

PROJECT DESCRIPTION: The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two existing parcels that total 28,500 SF (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 26 trees onsite and 13 are proposed to be retained. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland.

PROJECT LOCATION:

223 S 19<sup>th</sup> St (APN's 7222000511 and 7222000512)

LEAD AGENCY:

The City of Renton

Department of Community & Economic Development

**Planning Division** 

## **MITIGATION MEASURES:**

- The applicant shall comply with the recommendations included in the updated Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated March 11, 2016.
- The applicant shall provide drilled pier foundations (12 or 16 inches in diameter) within
  the existing loose fills along the western building site, in order to derive adequate
  bearing support in the dense native deposits at depth (a minimum embedment of 10
  feet in the Renton Formation deposits). A structural slab shall be utilized for the
  building.

- 3. The applicant shall overexcavate and replace areas of existing fill material interbedded with organic and deleterious material, voids, non-structural fill within roadway areas or right-of-ways, below any utility improvement areas, and within the shared curb cut or driveway areas. Overexcavations shall extend into competent native soils and structural fill shall be utilized to restore subgrade elevations.
- 4. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering testing and inspections as recommended in the geotechnical report.
- 5. The applicant shall provide a fill source statement for fill used at the site for project development. The fill source statement shall be submitted with the construction permit application.
- 6. The property owner shall retain a qualified geotechnical consulting firm to perform, on an annual basis, a reconnaissance-level geologic hazard and risk evaluation of the steep slopes and existing fill deposits onsite. The objective of the evaluation is to assess current slope conditions and advise the owner on areas of elevated risk for impacts to property or conditions that present life and safety concerns. The consulting firm shall provide an annual report to the property owner summarizing observations, conclusions and recommendations in regard to the evaluation. Copies of the reports shall be made available to the City of Renton upon request. The Development Engineering Manager may temporarily or permanently waive the annual report requirement when the reports are no longer necessary to protect public safety.

### **ADIVISORY NOTES:**

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Engineering Review Comments Contact: Kamran Yazdidoost | 425 430 7382 | kyazdidoost@rentonwa.gov

Recommendations:

### **EXISTING CONDITIONS**

**WATER** Water service will be provided by the City of Renton.

**SEWER** Sewer service will be provided by the City of Renton.

**STORM** There is storm conveyance system in S 19TH Street.

**STREETS** There are no frontage improvements.

## **CODE REQUIREMENTS:**

#### WATER

- 1. The proposed development is within the City of Renton's water service area and in the 350 hydrulic pressure zone.
- 2. There is an existing 8 inch water main in 19TH Street.
- 3. The static water pressure is about 64 psi at ground elevation of 100 feet.
- 4. Installation of a new fire hydrant connecting to the existing 8 inch line and the hydrant must be within 300 feet of each lot.
- 5. There is an existing 3/4 inch water meter serving the existing dwelling on the subject property.
- 6. A separate domestic water service and meter will be required for the new lots prior to the recording of the short plat. The meter will be connected to the existing 8 inch water main in 19TH Street.
- 7. The development is subject to the water system development charge of \$ 3090.00 and of the 3/4 inch water meter installation charge of \$3,347.50 for the new lot.

#### **SEWER**

- 1. Sewer service is provided by the City of Renton. Since the 8" sewer main extended on front of the property, extension of the 8 inch main in S 19TH Street is not required.
- 2. If the existing home is currently on a septic system, it will be required to be abandoned in accordance with King County Department of Health.
- 3. The system development fee for sewer is based on the size of the new domestic water to serve the new homes on the new lots. Sewer fee for a ¾ inch water meter install is \$2135.
- 4. Separate side sewer stubs to each building lot is required prior to recording of the Short Plat.

## **SURFACE WATER**

- 1. A drainage plan dated Jun 25, 2015, and drainage report dated February 26, 2015 was submitted by PLOG Consulting, Survey Civil Structural. The proposed 3 lot subdivision, zoned R 8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
- 2. Surface water runoff created by this development will be collected and conveyed to limited infiltration trenches/drywell located inside the short plat. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywell per City of Renton Amendments to King County Storm water design manual.
- 3. The project is subject to a Level 1 downstream analysis for a ¼ mile from the project site, in accordance of section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.

- 4. Infiltration trenches/drywells are proposed in the TIR for each lot. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual Appendix C sections 5.4 and C.2.2.3. New driveways must be added to pollution generating impervious surface area.
- 5. A geotechnical report, dated November 7, 2014 was submitted by Earth Solutions NW LLC. The field study included 7 exploration pits on the 0.65 acre site. These exploration pits were dug up to 10 feet in fill and native's soil. No ground water was encountered. Soil type encountered is silty sand (USCS: SM) and silt with sand (USCS: ML).
- 6. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

## TRANSPORTATION/STREET

- 1. This project fronts S 19TH Street. Street improvements for this project must meet the city of Renton Street standards.
- 2. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
- 3. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

## **GENERAL COMMENTS**

- 1. Separate permits and fees for water, sewer, and storm connections will be required.
- 2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
- 3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
- 4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

## PLAN REVIEW RECOMMENDED CONDITIONS

1. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.

- 2. An EPA falling head infiltration test is required for proposed designed infiltration trenches/drywells per City of Renton Amendments to King County Storm Water Design Manual.
- 3. New driveways area must be included to pollution generating impervious surface area.
- 4. Infiltration trenches/drywells must be design and locate per City of Renton Amendments to King County Storm Water Design Manual sections C.2.2.3 and 5.4.
- 5. Level 1 downstream analysis is required in accordance with section 1.2.2.1 of the King County Surface Water Design Manual as amended by the City of Renton.
- 6. Per Geotech report, due to the loose to medium dense consistency of the existing fill deposits, as well as the presence of organic and deleterious material, soil cavities, and buried debris, it is our opinion development within the western tax parcel would require the use of deep foundations, such as pipe piles, in order to provide adequate support for proposed structures. Additional testing of existing fill soils, primarily from an environmental standpoint, would be prudent as project plans develop.
- 7. Existing right of way width in this section of S 19TH Street is approximately 60 feet. S 19TH Street is classified as a residential access street. To meet the City's complete street standards for residential streets, street improvements including, but not limited to 13 feet of paving from centerline, curb and gutter, an 8 foot planter strip, a 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Right of way dedication is not required at this section of S 19TH Street.

## Engineering Review Comments Contact: Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

- 1. A preliminary drainage report, dated February 26, 2015, and drainage plan dated June 25, 2015 were submitted by PLOG Consulting with the site plan application. Based on the City of Renton's flow control map, this site falls within the Flow Control Duration Standard for Forested Site Conditions. The development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM.
- 2. As outlined in the drainage report, the site meets the exemption for providing flow control facilities as outlined in the City of Renton Amendments to the 2009 KCSWDM Section 1.2.3.1.B. The requirement for providing flow control facilities is waived for any threshold discharge area in which there is no more than 0.1-cfs difference in the sum of the developed and forested (historic) site conditions 100-year peak flows. For the purposes of this calculation, the peak flows may be modeled in accordance with the flow control BMP facility sizing credits in Table 1.2.3.C. As designed, the development proposes the use of drywells to provide limited infiltration of surface water. Based on the model presented in the report, and utilizing the BMP facility sizing credit for providing Limited Infiltration, the proposed development creates an increase of 0.1-cfs from the existing site condition 100-year peak flows and qualifies for the exemption.
- 3. A preliminary geotechnical report, dated November 7, 2014, completed by Earth Solutions NW, LLC for the site was provided as part of the site plan application. The report discusses the soil and groundwater characteristics of the site and provides recommendations for project

design and construction. The submitted geotechnical report makes several recommendations and conclusions, including but not limited to the western tax parcel should use deep foundations, such as pipe piles, in order to provide adequate support for proposed structures due to the loose to medium dense consistency of the existing fill deposits, as well as the presence of organic and deleterious material, soil cavities and buried debris; or the report also states that the organic-rich soil and fill deposits are not considered suitable for direct support of utilities and would likely require remedial action, such as removal and replacement with structural fill, where encountered at utility subgrades.

- 4. On August 27, 2015, the City requested a secondary review of the submitted Geotechnical Report and requested the submitted report expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 5. An updated geotechnical report, dated March 11, 2016, completed by Earth Solutions NW, LLC for the site was provided for review. On February 19, 2016, Earth Solutions NW, LLC conducted a supplementary subsurface explorations consisting of three (3) soil borings on the western parcel to better assess the depth and characteristics of the existing fill deposits. Based on the Standard Penetration Test (SPT) the in-situ density of the fill varies between very loose to medium dense. Fill depths range between 23 and 71 feet below the existing ground surface (bgs) at the boring location. The fill depth was found to increase from east to west across the western parcel. The moisture content of the fill was characterized primarily as "moist to wet" or "wet." Groundwater seepage was encountered at depths of approximately 15 to 20 feet bgs at the boring locations. The native soils were classified in the report as silty sand, which exhibit very low infiltration characteristics. The report concludes the native soils are not feasible for infiltration and should be considered impervious for practical design purposes.

## **Staff Comments:**

- i. Based on the results of the updated Geotechnical Report, the drainage plan and drainage report no longer provide a feasible option for mitigating the added impervious surfaces as a result of the development. The use of drywells for Limited Infiltration of the surface water is viable due to the classification of the native soils on site.
- ii. The applicant shall provide an updated Technical Information Report (TIR) and drainage plan providing a practicable alternative to mitigate the added impervious surface as a result of the development. The BMP facility sizing credit for Limited Infiltration is no longer applicable to the site. New calculations are required to determine the project's ability to meet the exemption for flow control as outlined in Section 1.2.3.B. If the exemption cannot be obtained based in the site conditions, flow control facilities will be required to be designed in accordance with Section 5.4.

## Community Services Review Comments Contact: Leslie Betlach | 425 430 6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact Fee per Ordinance 5670 applies.

Recommendations: 2. Street trees shall be species that achieve a small height due to overhead utilities. Recommend only two street trees, instead of three as proposed.

Recommendations: 3. Planting strip increase pervious surfaces by eliminating concrete on either side of driveway approaches, where possible.

Recommendations: 4. Street lighting an existing power pole is not shown on the plans.

## Technical Services Comments Contact: Amanda Askren | 425 430 7369 | aaskren@rentonwa.gov

Recommendations: Technical Services Review – Review Date 8/11/2015

Title report provided does not include both properties for the short plat. Please provide. Sheet 2 Comments – Boundary Survey:

- Survey notes are cut off and illegible.
- Text on some items does not meet minimum requirements.
- No legend provided.
- Overlapping text and linework make some information illegible.
- Stationing provided appears to be incomplete.
- Surveyor stamp not included.
- Symbol sizes are inconsistent.

## Sheet 3 Comments – Boundary and Topographic Survey:

- Dimension text for improvements illegible.
- No legend provided.
- Overlapping text and linework make some information illegible.
- Surveyor stamp not included.

## Sheet 6 Comments – Proposed Short Plat Layout:

- Overlapping text and linework make some information illegible.
- Inconsistent text sizes.
- Appears the existing house will stay; however proposed lot lines run through existing improvements.

## Fire Review-Building Comments Contact: Corey Thomas | 425 430 7024 | cthomas@rentonwa.gov

**Recommendations: Environmental Impact Comments:** 

1. The fire mitigation impact fees are currently applicable at the rate of \$495.10 per single family unit. This fee is paid at the time of building permit issuance. Credit would be granted for the one existing home to be retained.

## **Code Related Comments:**

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet,

a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings of which there is one hydrant that does and is within 300 feet of all proposed homes. A second new hydrant would be needed if larger homes are proposed.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Maximum slope is 15 percent.

## Planning Review Comments Contact: Clark Close | 425 430 7289 | cclose@rentonwa.gov

- 1. Conduct an Independent Secondary Review of the submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) for the effectiveness of any proposed mitigating measures or programs, as allowed by RMC 4 3 050F.6.
- 2. The submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated November 7, 2014) should expound upon the vulnerability and potential settlement impacts as it pertains to proposed driveways in the building setback and utilities proposed for the new lots.
- 3. Complete an analysis on Coal Mine Hazards in the area pursuant to RMC 4 8 120D.7.G. Geotechnical Report, Coalmine Medium.
- 4. Driveway profiles to ensure the slope of the driveway does not exceed fifteen percent (15%). A modification request from the code would be required if the driveway to the existing developed lot exceeds 15%.

Police Plan Review Comments Contact: Holly Trader | 425 430 7519 | htrader@rentonwa.gov Recommendations: Minimal impact on police services.



## OF ENVIRONMENTAL DETERMINATION

#### ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

**Sidhu Short Plat** 

PROJECT NUMBER:

LUA15-000558, SHPL-A, MOD

LOCATION:

223 S 19th St ( APN's 7222000511 & 7222000512)

**DESCRIPTION:** 

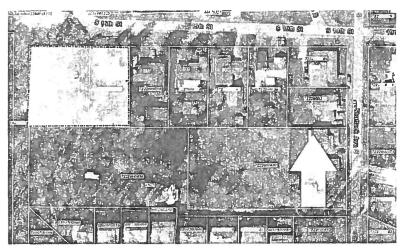
THE APPLICANT IS REQUESTING APPROVAL OF A 3-LOT SHORT PLAT, SEPA

ENVIRONMENTAL REVIEW AND A STREET MODIFICATION FOR THE FUTURE DEVELOPMENT OF TWO (2) NEW SINGLE-FAMILY HOMES. THE PROJECT SITE CONSISTS OF TWO EXISTING PARCELS THAT TOTAL 28,500 SF (0.65 ACRES). THE EXISTING LOTS ARE LOCATED AT THE SW CORNER OF LAKE AVE S AND S 19TH ST WITHIN THE RESIDENTIAL-6 DWELLING UNITS PER ACRE (R-6) ZONE. THE PROJECT WOULD RETAIN THE EXISTING RESIDENTIAL STRUCTURE AT 223 S 19TH STREET. THE PROPOSED NEW LOTS WOULD RANGE IN SIZE FROM 8,886 SF TO 10,467 SF IN AREA WITH AN AVERAGE LOT SIZE OF 9,500 SF. THE RESIDENTIAL DENSITY WOULD BE 5.15 DWELLING UNITS PER NET ACRE. ACCESS TO THE THREE NEW PARCELS WOULD BE VIA INDIVIDUAL DRIVEWAY APPROACHES FROM S 19TH STREET. HALF-STREET FRONTAGE IMPROVEMENTS WILL BE COMPLETED ALONG S 19TH STREET. THE SITE INCLUDES 3,120 SF OF STEEP SLOPE AREA. THERE ARE 26 TREES ONSITE AND 13 ARE PROPOSED TO BE RETAINED. THE SITE TOPOGRAPHY IS RELATIVELY LEVEL WITHIN THE DEVELOPED AREA OF THE EXISTING RESIDENCE AND DESCENDS FROM THE EXISTING RESIDENCE TO THE WEST AND SOUTH. THERE ARE TWO AREAS ON THE SITE WHERE THE SLOPES EXCEED 40%. THE PROPOSED DRAINAGE SYSTEM WOULD CONNECT TO IMPERVIOUS SURFACES TO INFILTRATION FACILITIES (DRY WELLS) WITH OVERFLOW TO THE TIGHTLINE SYSTEM THAT CONVEYS FLOW TO THE DOWNHILL WETLAND.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 1, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.



Renton 💿

**Entire Document** 

Available Upon Request

# Department of Community and Economic Development Planning Division

## **ADMINISTRATIVE POLICY/CODE INTERPRETATION**

ADMINISTRATIVE POLICY/CODE

**INTERPRETATION #:** CI-73 - REVISED

CI-73 - REVISED

**MUNICIPAL** 

**CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT:

Residential Building Height (RC thru RMF)

**BACKGROUND:** 

Erratum Statement: CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

- 1. Height is measured to the midpoint of a roof; and
- 2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

